

Notice of Intent

October 30, 2023

**24 Water Street
Foxborough, Massachusetts**

Prepared for

**Bradley Hyland
24 Water Street
Foxborough, MA 02035**

Prepared by

Applied Ecological Sciences

P.O. Box 184
Norfolk, MA 02056
(508) 528-2866
(508) 740-0438 cell
email: rwaldron@earthlink.net

AES *Applied Ecological Sciences*
P.O. Box 184
Norfolk, MA 02056

October 30, 2023

Foxborough Conservation Commission
40 South Street
Foxboro, MA 02035

RE: Notice of Intent
24 Water Street
Foxborough, Massachusetts

Dear Members of the Commission:

On behalf of the Applicant, Mr. Bradley Ryland, I am pleased to submit the enclosed *Notice of Intent (NOI)* for an addition to a single-family home at the above referenced site. AES conducted a site evaluation on August 9, 2023. Wetland resource areas protectable under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40), the implementing *Regulations* (310 CMR 10.00) and the Town of Foxborough *Wetlands Protection Bylaw* (Chapter 267) and *Wetlands Protection Regulations* were identified and characterized. The upland/wetland boundary to Bordering Vegetated Wetland (BVW) and top of Inland Bank to the *Cocasset River* was delineated in the field with red and blue flagging tape respectively. A detailed project description is provided in Section II of this filing. The enclosed *Site Evaluation Report* (Section III) details the results of the field evaluation.

I am pleased to be of assistance in this matter. Should you have any questions or require additional information please do not hesitate to contact me at (508) 740-0438.

Sincerely,

Russell E. Waldron

Russell E. Waldron
Applied Ecological Sciences

Cc: Applicant
MA DEP SERO

Table of Contents

Notice of Intent Forms	I
WPA Form 3 – Notice of Intent Forms	
State Fee Transmittal Form	
Town Fee Schedule	
Check Copies	
Affidavit of Service	
Abutter Notification Form	
Certified Abutter List	
Project Description	II
Site Evaluation & Wetland Delineation Report	III
Introduction	
General Site Description	
Forested Upland Description	
Soils	
Wetland Delineation Methodology	
Wetland Resource Description	
Bordering Vegetated Wetland (BVW)	
Bordering Land Subject to Flooding (BLSF)	
Riverfront Area	
NHESP Estimated & Priority Habitat	
Water Supply Protection Areas	
Outstanding Resource Waters (ORW)	
Buffer Zone	
References	
Appendix A: MA DEP BVW Data Forms	
Appendix B: U.S.G.S. Map, FEMA Map	

Notice of Intent Forms



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Foxborough

City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:

Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>24 Water Street</u>	<u>Foxborough</u>	<u>02035</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>42-02-19</u>	<u>71-15-65</u>	
d. Latitude	e. Longitude	
<u>015</u>	<u>021</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Bradley</u>	<u>Highland</u>	
a. First Name	b. Last Name	
c. Organization		
<u>24 Water Street</u>		
d. Street Address		
<u>Foxborough</u>	<u>MA</u>	<u>02035</u>
e. City/Town	f. State	g. Zip Code
<u>508-543-5134</u>	<u>bphylandusa@hotmail.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

<u></u>	<u></u>	
a. First Name	b. Last Name	
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Russell E.</u>	<u>Waldron</u>	
a. First Name	b. Last Name	
<u>Applied Ecological Sciences</u>		
c. Company		
<u>P.O.Box 184</u>		
d. Street Address		
<u>Norfolk</u>	<u>MA</u>	<u>02056</u>
e. City/Town	f. State	g. Zip Code
<u>508-740-0438</u>	<u>rwaldron@earthlink.net</u>	
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$165.00</u>	<u>\$70.00</u>	<u>\$95.00</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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A. General Information (continued)

6. General Project Description:

Addition to the existing single-family home.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input checked="" type="checkbox"/> Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

35302

c. Book

b. Certificate # (if registered land)

0182

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Foxborough

City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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Document Transaction Number

Foxborough

City/Town

C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

2021 MA GIS

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Foxborough

City/Town

C. Other Applicable Standards and Requirements (cont'd)

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) Vegetation cover type map of site

- (e) Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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Document Transaction Number

Foxborough

City/Town

C. Other Applicable Standards and Requirements (cont'd)

Online Users:

Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
- b. No. Check why the project is exempt:
1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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Foxborough

City/Town

D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Building Permit Plan

a. Plan Title

Dunn McKenzie, Inc.

James W. Nieva P.L.S.

b. Prepared By

c. Signed and Stamped by

10/4/2023

1" = 20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

368

10/30/2023

2. Municipal Check Number

3. Check date

367

10/30/2023

4. State Check Number

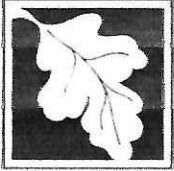
5. Check date

Christine

Hyland

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number

Document Transaction Number

Foxborough
City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Brylman
1. Signature of Applicant

10/30/23
2. Date

3. Signature of Property Owner (if different)

4. Date

R Walden
5. Signature of Representative (if any)

11/2/2023
6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1. (a.	1	\$110.00	\$110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: \$110.00 + 1.5 RA

Step 6/Fee Payments:

Total Project Fee:	<u>\$165.00</u>
State share of filing Fee:	<u>\$70.00</u>
City/Town share of filling Fee:	<u>\$95.00</u>
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

BRADLEY P. HYLAND
CHRISTINE F. HYLAND
24 WATER ST
FOXBORO, MA 02035

07-13

367

57-8982/2115
107

10/30/23

date

CHECK ARMOR
Photo Safe Deposit®
Details on back

pay to the order of Commonwealth of Massachusetts \$ 70.00

Seventy 00/100 dollars

Navigant CREDIT UNION
2086 DIAMOND HILL ROAD
CUMBERLAND, RHODE ISLAND 02864

for Dunn McKenzie MASS DEP

Christine Hyland

⑆ 211589828⑆ 712646306⑆ 0367

Harland Clarke ECOGREEN

BRADLEY P. HYLAND
CHRISTINE F. HYLAND
24 WATER ST
FOXBORO, MA 02035

07-13

368

57-8982/2115
107

10/30/23

date

CHECK ARMOR
Photo Safe Deposit®
Details on back

pay to the order of Town of Foxborough \$ 95.00

ninety-five 00/100 dollars

Navigant CREDIT UNION
2086 DIAMOND HILL ROAD
CUMBERLAND, RHODE ISLAND 02864

for NOTICE OF INTENT FUND'S

Christine Hyland

⑆ 211589828⑆ 712646306⑆ 0368

Harland Clarke ECOGREEN

BRADLEY P. HYLAND
CHRISTINE F. HYLAND
24 WATER ST
FOXBORO, MA 02035

07-13

369

57-8982/2115
107

10/30/23

date

CHECK ARMOR
Photo Safe Deposit®
Details on back

pay to the order of Town of Foxborough \$ 375.00

three hundred and seventy five 00/100 dollars

Navigant CREDIT UNION
2086 DIAMOND HILL ROAD
CUMBERLAND, RHODE ISLAND 02864

for Conservation Committee

Christine Hyland

⑆ 211589828⑆ 712646306⑆ 0369

Harland Clarke ECOGREEN

370

57-8982/2115
107

CHECK ARMOR
Photo Safe Deposit®
Details on back

10/30/23

date

pay to the order of \$ 300.00

NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM
Three thousand and no/100

07-13

BRADLEY P. HYLAND
CHRISTINE F. HYLAND
24 WATER ST
FOXBORO, MA 02035

2086 DIAMOND HILL ROAD
CUMBERLAND, RHODE ISLAND 02864

Navigant CREDIT UNION

for NOTICE OF INTENT
ENDANGERED SPECIES

Christine Hyland

MP

AFFIDAVIT OF SERVICE

Under the *Massachusetts Wetlands Protection Act*
And Chapter 267, *Wetland Protection Code of Foxborough*

(To be submitted to the *Massachusetts Department of Environmental Protection* and the
Conservation Commission when filing a Notice of Intent)

I, Russell E. Waldron, here-by certify under the pains and penalties of perjury that on or before October 18, 2023, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by Bradley Hyland with the Foxborough Conservation Commission on or before October 13, 2023, for property located at 24 Water Street in Foxborough, Massachusetts.

The form of notification, and a list of the abutters to whom it was given, and their addresses are attached to this Affidavit of Service.

Signed: *Russell E. Waldron*

Dated: 10/30/2023

NOTIFICATION TO ABUTTERS

Under the Massachusetts Wetlands Protection Act & Chapter 267, Wetland Protection Code of Foxborough

*(This form must be completed and mailed, certified mail return receipt requested,
to all abutters within 100 feet of the proposed project's activity.)*

In accordance with the second paragraph of Massachusetts Wetlands Protection Act (G.L. Ch. 131, §40), and §10.05 of 310 CMR 10.00, and Chapter 267, the Wetland Protection Code of Foxborough (*formerly Article IX*) and regulations, you are hereby notified of a public hearing on the matter described below:

- A. The applicant has filed a Notice of Intent with the Foxborough Conservation Commission for proposed work within areas subject to protection under the Wetlands Protection Act and the Wetland Protection Code of Foxborough.
- B. The name of the applicant is Bradley Hyland
- C. The address of the land where the activity is proposed is 24 Water Street, Foxborough.
- D. Copies of the Notice of Intent may be examined at the Conservation Commission's office, 40 South Street, Foxborough Town Hall, between 9 am and 4 pm, Monday through Thursday.
- E. Copies of the Notice of Intent may be obtained from either (*check one*) the applicant or the applicant's representative Applied Ecological Sciences by calling 508-740-0438 from [*times*] 8:00 am – 5:00 pm on [*days*] Monday through Friday or via email at rwaldron@earthlink.net.
- F. Information regarding the date, time and place of the public hearing may be obtained from either (*check one*) the applicant or the applicant's representative Applied Ecological Sciences by calling 508-740-0438 from [*times*] 8:00 am – 5:00 pm on [*day*] Monday through Friday or via email at rwaldron@earthlink.net.

Please Note: Notice of the public hearing, including date, time and place, will be published at least five business days in advance in The Foxboro Reporter and will be posted in the Town Hall and on the Town's website at least 48 hours in advance.

Conservation Commission meeting agendas may be viewed online at:
http://www.foxboroughma.gov/Pages/FoxboroughMA_ConsAgendas/

For additional information about this application or the Wetland Protection Code of Foxborough, please contact the Foxborough Conservation Commission at 508-543-1251 or visit: www.foxboroughma.gov/conservation

For more information about this application or the Wetlands Protection Act, please contact the Department of Environmental Protection (DEP) Southeast Regional Office (Lakeville) at 508-946-2836.



300 feet Abutters List Report

Foxborough, MA
October 26, 2023

Subject Property:

Parcel Number: 105-021-000
CAMA Number: 105-021-000
Property Address: 24 WATER STREET

Mailing Address: HYLAND BRADLEY P & CHRISTINE F TE
24 WATER STREET
FOXBOROUGH, MA 02035

Abutters:

Parcel Number: 105-020-000
CAMA Number: 105-020-000
Property Address: 20 WATER STREET

Mailing Address: BARRY PHILIP D & JENNIFER A TE
20 WATER STREET
FOXBOROUGH, MA 02035

Parcel Number: 105-022-000
CAMA Number: 105-022-000
Property Address: WATER STREET

Mailing Address: TOWN OF FOXBOROUGH
CONSERVATION
40 SOUTH STREET
FOXBOROUGH, MA 02035-0000

Parcel Number: 105-023-000
CAMA Number: 105-023-000
Property Address: 30 WATER STREET

Mailing Address: BRADNER SCOTT TR
30 WATER ST
FOXBORO, MA 02035

Parcel Number: 105-028-000
CAMA Number: 105-028-000
Property Address: 19 WATER STREET

Mailing Address: ZULCH HALEY & CONWAY KATIE TE
19 WATER STREET
FOXBOROUGH, MA 02035

Parcel Number: 119-036-000
CAMA Number: 119-036-000
Property Address: 33 BIRCH TREE ROAD

Mailing Address: GERMAIN LYNNE A TR
33 BIRCH TREE ROAD
FOXBOROUGH, MA 02035

Parcel Number: 119-037-000
CAMA Number: 119-037-000
Property Address: 27 BIRCH TREE ROAD

Mailing Address: HENRY DANIEL J & ERIN M
27 BIRCH TREE ROAD
FOXBOROUGH, MA 02035

Parcel Number: 119-038-000
CAMA Number: 119-038-000
Property Address: 25 BIRCH TREE ROAD

Mailing Address: CARLETON CHRISTOPHER R &
MICHELLE TE
25 BIRCH TREE ROAD
FOXBORO, MA 02035-0000

Parcel Number: 119-042-000
CAMA Number: 119-042-000
Property Address: 6 ALLENS WAY

Mailing Address: RUDD JEFFREY P & LORI A TE
6 ALLEN'S WAY
FOXBOROUGH, MA 02035-0000

Parcel Number: 119-043-000
CAMA Number: 119-043-000
Property Address: 5 ALLENS WAY

Mailing Address: TEDESCUCCI MICHAEL & KIM TE
5 ALLEN'S WAY
FOXBORO, MA 02035-0000

Parcel Number: 119-045-000
CAMA Number: 119-045-000
Property Address: 40 PROSPECT STREET

Mailing Address: LEWICKE JOSEPH J - TRUSTEE
25 PROSPECT STREET
FOXBOROUGH, MA 02035-0000



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

10/26/2023

Page 1 of 2



300 feet Abutters List Report

Foxborough, MA
October 26, 2023

Parcel Number: 119-046-000
CAMA Number: 119-046-000
Property Address: 44 PROSPECT STREET

Mailing Address: POWERS MARK J & ANN M MCCARTHY
44 PROSPECT ST
FOXBORO, MA 02035-0000



www.cai-tech.com

10/26/2023

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Page 2 of 2

Abutters List Report - Foxborough, MA

Project Description

Project Description
24 Water Street
Foxborough, Massachusetts

The Applicant proposes to construct a 140 square-foot addition with attached 49 square-foot, wood-framed deck section to the west side of the existing single-family home. The new deck section will connect the addition to the existing deck. Proposed construction activities will take place within the Riverfront Area to the *Cocasset River* and the Buffer Zone to Inland Bank. The construction location is currently comprised of manicured lawn. Disturbance within the resource area and Buffer Zone have been minimized by using concrete footings rather than a concrete slab to support the addition and new deck section.

Closest distance to Bank: 80.8 ft.
 Total RA for the lot 235,224 s.f.
 Total 0 – 100’ RA Disturbance: 149 s.f. (0.06%)
 Total 100’ - 200’ RA disturbance: 0.0 s.f.

Erosion and sedimentation controls comprised of a silt sock and orange fencing will be installed prior to the start of construction activities. The erosion and sedimentation controls will be properly maintained throughout the construction process and will remain in place until all disturbed soils have been stabilized and re-vegetated. All excavated material will be removed from the site. The site will be kept clean, and any trash or debris will be picked up before the end of each day.

Discussion

Under 310 CMR 10.01 Introduction and Purpose:

(2) *Purpose. M.G.L. c. 131, § 40 sets forth a public review and decision-making process by which activities affecting Areas Subject to Protection Under M.G.L. c. 131, § 40 are to be regulated in order to contribute to the following interests:*

- protection of public and private water supply*
- protection of ground water supply*
- flood control*
- storm damage prevention*
- prevention of pollution*
- protection of land containing shellfish*
- protection of fisheries*
- protection of wildlife habitat*

Table 1.

Interest	Response
1. Private and public water supply.	According to the Massachusetts Geographic Information Systems <i>Water Supply</i>

	<i>Protection Areas Map</i> , the site is not located within a Zone II groundwater recharge area or an Interim Wellhead Protection Area.
2. Groundwater and groundwater supply.	See #1 above.
3. Surface water quality in the numerous ponds, rivers, lakes, and streams of the Town.	Erosion and sedimentation controls will be installed prior to the start of construction activities. The erosion and sedimentation controls will be properly maintained throughout the construction process and will remain in place until all disturbed soils have been stabilized and re-vegetated. All excavated material not scheduled for reuse will be removed from the site. The site will be kept clean, and any trash or debris will be picked up before the end of each day. See #1 above.
4. Flood control - erosion and sedimentation control.	Based on the Federal Emergency Management Agency Flood Insurance Rate Map for the town of Sharon, Massachusetts (Map No. 25021C0342E), the site is located within Zone X (non-shaded), <i>Areas determined to be outside the 0.2% annual chance floodplain and Zone X (shaded), Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% chance annual flood.</i> See #3 above.
5. Storm damage prevention.	See #3 above. See #4 above.
6. Water pollution prevention.	See #3 above.
7. Fisheries	Not applicable.
8. Wildlife and wildlife habitat.	See #9 below.
9. Rare species and rare species habitat.	According to the <i>Massachusetts Natural Heritage and Endangered Species Program Habitat Map</i> , the site is located within an Estimated Habitat of Rare Wildlife and a Priority Habitat of Rare Species (PH 836).
10. Aesthetics	Not applicable
11. Agriculture	Not applicable.

12. Aquaculture	Not applicable.
13. Vernal pools and vernal pool habitat.	See #9 above.

Riverfront Alternatives Analysis

The Applicant’s goal is to construct a three-season sunroom off the kitchen. The kitchen is located at the rear-center of the house. As such, siting the addition anywhere else would not accomplish the Applicant’s intent. Sonotube style footings will support both the addition and new deck section alleviating the need for a full concrete slab thereby reducing the total disturbance to the minimum possible.

Site Evaluation and Wetland Delineation Report

Table of Contents

Introduction	1.
General Site Description	1.
Forested Upland Description	1.
Soils	1.
Wetland Delineation Methodology	1.
Wetland Resource Description	2.
Bordering Vegetated Wetland (BVW)	2.
FEMA Floodplain Designation	2.
NHESP Estimated & Priority Habitat	2.
Water Supply Protection Areas	3.
Outstanding Resource Water (ORW)	3.
Buffer Zone	3.
References	5.
Appendix A: MA DEP BVW Field Delineation Forms	6.
Appendix B: U.S.G.S. Topo Map, FEMA Map	7.

Site Evaluation and Wetland Delineation

24 Water Street

Foxboro, Massachusetts

Introduction

A site evaluation was conducted at the above referenced property on August 9, 2023. The upland/wetland boundary to Bordering Vegetated Wetland (BVW) and the top of Inland Bank to the *Cocasset River* was delineated in the field. Resulting data describing the floristic, edaphic, and topographic characteristics of the property has been utilized in the preparation of this *Site Evaluation Report*. The following narrative provides a general site description, wetland delineation methodology, and wetland resource description.

General Site Description

The subject property encompasses a residential lot located southerly of Water Street in Foxboro, Massachusetts. Topography of the site is generally flat. A single-family home occupies the northern portion of the property. The remainder of the site is forested. Residential development abuts the site to the east and west. Forested land lies to the south.

Forested Upland Description

A moderately dense canopy of Red Maple (*Acer rubrum*), Red Spruce (*Picea rubens*), White Ash (*Fraxinus americana*), Northern Red Oak (*Quercus rubra*), Box Elder (*Acer negundo*), Sassafras (*Sassafras albidum*), and Black Gum (*Nyssa sylvatica*) dominates vegetation within the forested uplands. The woody understory is comprised of saplings from the canopy, Eastern Burning Bush (*Euonymus atropurpureas*), Oriental Bittersweet (*Celastrus orbiculatus*), Poison Ivy (*Toxicodendron radicans*), Spicebush (*Lindera benzoin*), and Common Greenbrier (*Smilax rotundifolia*). Ground cover species included seedlings from the canopy and understory, Wild Sarsaparilla (*Aralia nudicaulis*), Virginia Creeper (*Parthenocissus quinquefolia*), Myrtle (*Vinca minor*), Solomon's Seal (*Polygonatum* spp.), Hay-Scented Fern (*Dennstaedtia punctilobula*), Lady Fern (*Athyrium Filix-femina*), and Canada Mayflower (*Maianthemum canadense*).

Soils

Soils underlying the site consist of somewhat excessively drained Merrimac (MmA, 254A) fine sandy loam, 3% to 8% slopes and poorly drained Walpole (Wa, 31A) sandy loam 0% to 1% slopes (USDA SCS 1989, Map #37, www.nesoil.com).

Wetland Delineation Methodology

The extent of vegetated wetland was determined through observations of the existing plant communities. Soils were analyzed for texture and color to determine soil morphology in accordance with the most up to date standards. Evidence of surface hydrology was determined

through visual inspection of existing site conditions, including typical indicators such as water marks, drift-lines, water-stained leaves, sediment deposits, and drainage patterns.

Wetland Resource Description

Wetland resources associated with the site include Bordering Vegetated Wetland (BVW), Bordering Land Subject to Flooding (BLSF), and Riverfront Area.

Bordering Vegetated Wetland (BVW)

Seasonally saturated Forested Swamp is located within the western portion of the site. Topography within the BVW is generally flat with distinct leaf staining evident throughout. A moderately dense canopy of Red Maple and Black Gum dominates vegetation within the wetland. The woody understory is comprised of saplings from the canopy, Spicebush, Poison Ivy, and Common Greenbrier. Ground cover species include seedlings from the canopy and understory, Cinnamon Fern (*Osmunda cinnamomea*), Lady Fern, Skunk Cabbage (*Symplocarpus foetidus*), and Sphagnum Moss (*Sphagnum* spp.).

The upland/wetland boundary to BVW is delineated in the field with AES flagging stations #1 through #11.

Bordering Land Subject to Flooding (BLSF)

Based on the *Federal Emergency Management Agency Flood Insurance Rate Map* for the Town of Foxboro, Massachusetts (Map No. 2500521C342E), the site is located within Zone X (non-shaded), *Areas determined to be outside the 0.2% annual chance floodplain* and Zone A, *Areas of 100-year flood; base flood elevations and flood hazard factors not determined.*

Riverfront Area

Riverfront Area located on the site is associated with the *Cocasset River*. A well-defined, generally straight channel approximately eight feet wide and three to five feet deep with a sand/gravel riverbed characterizes the river. The Inland Bank is approximately three to five feet high, partially stone lined, and vegetated with upland and wetland plant species. Most of the site is contained within the Riverfront Area.

The top of Inland is delineated in the field with AES flagging stations B1 through B7.

NHESP Estimated & Priority Habitat

According to the *Massachusetts Natural Heritage and Endangered Species Program* habitat map, the site is not located within an Estimated Habitat of Rare Wildlife or a Priority Habitat of Rare Species.

Water Supply Protection Areas

According to the Massachusetts Geographic Information Systems *Water Supply Protection Areas Map*, the site is not located within a Zone II groundwater recharge area or an Interim Wellhead Protection area.

Outstanding Resource Water (ORW)

According to the Massachusetts Geographic Information Systems *Outstanding Resource Waters Map*, the site is located within a contributing watershed to an ORW.

Buffer Zone

Buffer Zone, as defined at 310 CMR 10.04, means:

The area of land extending 100 feet horizontally outward from the boundary of any area specified in 310 CMR 10.02(1)(a).

Under Section 267-8 of the Town of Foxboro *Wetlands Protection Bylaw*: Setback from vegetated wetlands and inland banks:

No activity other than the maintenance of an already existing structure which will result in the building within or upon, removing, filling, or altering of land within 25 feet of a bordering vegetated wetland or an inland bank will be permitted by the Conservation Commission. The only exceptions to the above twenty-five-foot buffer zone will be for:

- A. A wetland crossing permitted under MGL c. 131, § 40, and this Chapter 267, the Town of Foxborough Conservation Bylaws; and/or*
- B. When the Commission determines that there are no reasonable conditions or alternatives that would allow the project to proceed in compliance with the bylaws; and that the mitigating measures are proposed that will allow the project to be conditioned by the Commission so as to contribute to the protection of the interests identified in MGL c. 131, § 40, and this Chapter 267, the Town of Foxborough Conservation Bylaws.*

Under Section 3 of the Town of Foxborough *Wetlands Protection Regulations*: Definitions:

No Activity Zones. *For the purposes of these Regulations, no activity, other than the maintenance of an already existing structure, which will result in the building within or upon, removing, filling, or altering land, shall be permitted by the Commission in these areas.*

25-Foot No Activity Zone. *Means that part of an upland area that extends twenty-five*

(25) feet horizontally outward from a bordering vegetated wetland or inland bank.

Vernal Pool No Activity Zone. *The area within one hundred (100) feet (adjacent upland resource area) of the mean annual boundaries or highest observed flood level, whichever is higher, of a vernal pool shall be referred to as “Vernal Pool No Activity Zone.”* [SEP]

State Listed Species No Activity Zone. *The “State Listed Species No Activity Zone” shall be one hundred (100) feet from any isolated wetland that is identified or recognized by the Commonwealth of Massachusetts as the habitat of a state listed species.*

The entire site is contained within the regulatory Buffer Zone to BVW and/or Bank.

References

Federal Emergency Management Agency, FEMA Map Service Center, www.fema.gov.

Massachusetts Geographic Information Systems, www.massgis.ma.state.us.

Natural Resources Conservation Service, www.nesoil.com, websoilsurvey.nrcs.usda.gov.

United States Department of Agriculture, Soil Conservation Service, 1989. *Soil Survey of Norfolk and Suffolk Counties, Massachusetts*.

Appendix A
DEP Bordering Vegetated Wetland (310 CMR 10.55)
Delineation Field Data Forms

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: _____

Prepared by: Applied Ecological Sciences (AES)

Project location: 24 Water Street Foxborough, MA

DEP File #: _____

Check all that apply:

Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only

Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II

Method other than dominance test used (attach additional information)

DP-1 @ AES #7

Section I. Vegetation Observation Plot Number: DP-1 UPL Transect Number: 1 Date of Delineation: 8/9/2023

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or dominance ratio)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category
<u>Trees</u>				
Red Maple (<i>Acer rubrum</i>)	38.0	48%	yes	FAC*
Eastern White Pine (<i>Pinus strobus</i>)	20.5	26%	yes	FACU
Red Spruce (<i>Picea rubens</i>)	20.5	26%	yes	FACU
TOTAL COVER = 79.0				
<u>Woody Vines:</u>				
Poison Ivy (<i>Toxicodendron radicans</i>)	5.0	100%	yes	FACW*
TOTAL COVER = 5.0				
<u>Saplings</u>				
Absent				
<u>Shrubs</u>				
Spicebush (<i>Lindera benzoin</i>)	63.0	62%	yes	FACW*
Glossy Buckthorn (<i>Frangula alnus</i>)	38.0	38%	yes	FAC*
TOTAL COVER = 101.0				
<u>Ground Cover</u>				
Virginia Creeper (<i>Parthenocissus quinquefolia</i>)	63.0	25%	yes	FACU
Wild Sarsaparilla (<i>Aralia nudicaulis</i>)	63.0	25%	yes	FACU
Poison Ivy (<i>Toxicodendron radicans</i>)	63.0	25%	yes	FACW*
Japanese Pachysandra (<i>Pachysandra terminalis</i>)	63.0	25%	yes	NA
TOTAL COVER = 252.0				

Vegetation conclusion:

Number of dominant wetland indicator plants: **5**

Number of dominant non-wetland indicator plants: **4**

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? **Yes**

Section II. Indicators of Hydrology
Hydric Soil Interpretation
DP-1 UPL

1. Soil Survey (www.nesoil.com)

Is there a published soil survey for this site? Yes

title/date: Soil Survey of Norfolk & Suffolk Counties, Massachusetts, 1989.
map number: 37

soil type mapped: Merrimac (MmB, 254B), SED, fsl, 3% to 8% slopes.

hydric soil inclusions: None

Are field observations consistent with soil survey? No

Remarks: Soil texture = gravelly sandy loam.

2. Soil Description

Horizon	Depth	Matrix color	Redoximorphic features
A	0"-4"	10YR 3/2 gsl	
Bw1	4"-12"	10YR 4/3 gsl	

Remarks: Refusal at 12"

3. Other: Sunny, dry

Conclusion: Is soil hydric? No

Other indicators of Hydrology: (check all that apply)

- Site inundated:
- Depth to free water in observation hole:
- Depth to soil saturation in observation hole:
- Water marks:
- Drift lines:
- Sediment deposits:
- Drainage patterns in BVW:
- Oxidized rhizospheres:
- Water-stained leaves:
- Recorded data (stream, lake, or tidal gauge; aerial photo; other)
- Other:

Vegetation and Hydrology Conclusion:

	yes	no
Number of wetland indicator plants greater than or equal to non-wetland indicator plants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
hydric soil present?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
other indicators of hydrology present?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sample location is in a BVW	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: _____ Prepared by: Applied Ecological Sciences (AES) Project location: 24 Water Street Foxborough, MA DEP File #: _____

Check all that apply:

Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only

Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II

Method other than dominance test used (attach additional information)

DP-2 @ AES #7

Section I. Vegetation Observation Plot Number: **DP-2 WET** Transect Number: **1** Date of Delineation: **8/9/2023**

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or dominance ratio)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category
Trees				
Red Maple (<i>Acer rubrum</i>)	38.0	48%	yes	FAC*
Eastern White Pine (<i>Pinus strobus</i>)	20.5	26%	yes	FACU
Red Spruce (<i>Picea rubens</i>)	20.5	26%	yes	FACU

TOTAL COVER = 79.0

Woody Vines:

Poison Ivy (*Toxicodendron radicans*)

100%

FACW*

TOTAL COVER = 5.0

Saplings

Absent

TOTAL COVER = 0.0

Shrubs

Spicebush (*Lindera benzoin*)

62%

FACW-*

Glossy Buckthorn (*Frangula alnus*)

38%

FAC*

TOTAL COVER = 101.0

Ground Cover

Japanese Pachysandra (*Pachysandra terminalis*)

33%

NA

Skunk Cabbage (*Symplocarpus foetidus*)

33%

OBL*

Japanese Knotweed (*Polygonum cuspidatum*)

33%

FACU-

TOTAL COVER = 189.0

Vegetation conclusion:

Number of dominant wetland indicator plants: **5** Number of dominant non-wetland indicator plants: **3**

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? **Yes**

Section II. Indicators of Hydrology
Hydric Soil Interpretation
DP-2 WET

1. Soil Survey (www.nesoil.com)

Is there a published soil survey for this site? Yes

title/date: Soil Survey of Norfolk & Suffolk Counties, Massachusetts, 1989.
map number: 37

soil type mapped: Merrimac (MmB, 254B), SED, fsl, 3% to 8% slopes.

hydric soil inclusions: None

Are field observations consistent with soil survey? Yes

Remarks:

2. Soil Description

Horizon	Depth	Matrix color	Redoximorphic features
Oa	0"- 12"	10YR 2/1	
Bg	12"+	10YR 4/1 gls	

Remarks: Refusal at 12"

3. Other: Sunny, dry

Conclusion: Is soil hydric? Yes

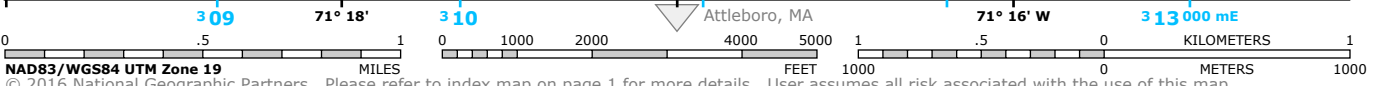
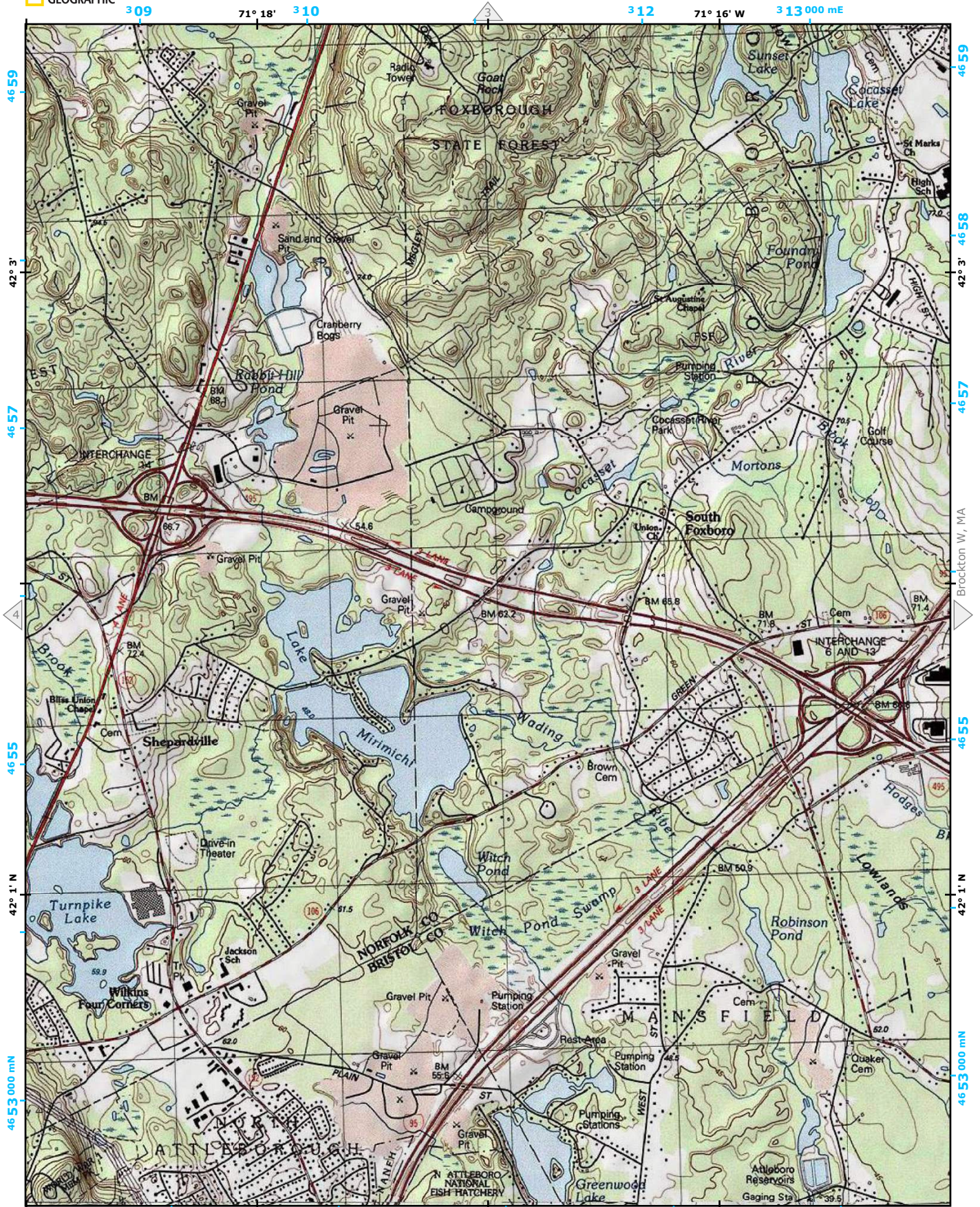
Other indicators of Hydrology: (check all that apply)

- Site inundated:
- Depth to free water in observation hole **Surface**
- Depth to soil saturation in observation hole: **Surface**
- Water marks:
- Drift lines:
- Sediment deposits:
- Drainage patterns in BVW:
- Oxidized rhizospheres:
- Water-stained leaves:
- Recorded data (stream, lake, or tidal gauge; aerial photo; other)
- Other:

Vegetation and Hydrology Conclusion:

	yes	no
Number of wetland indicator plants greater than or equal to non-wetland indicator plants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
hydric soil present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
other indicators of hydrology present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sample location is in a BVW	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Appendix B
U.S.G.S Topo Map
FEMA Map



National Flood Hazard Layer FIRMette

71°15'50"W 42°33'32"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

OTHER AREAS OF FLOOD HAZARD

NO SCREEN *Zone X*

Area of Minimal Flood Hazard *Zone X*

Effective LOMR *Zone D*

Area of Undetermined Flood Hazard *Zone D*

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

20.2
17.5

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

OTHER FEATURES

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

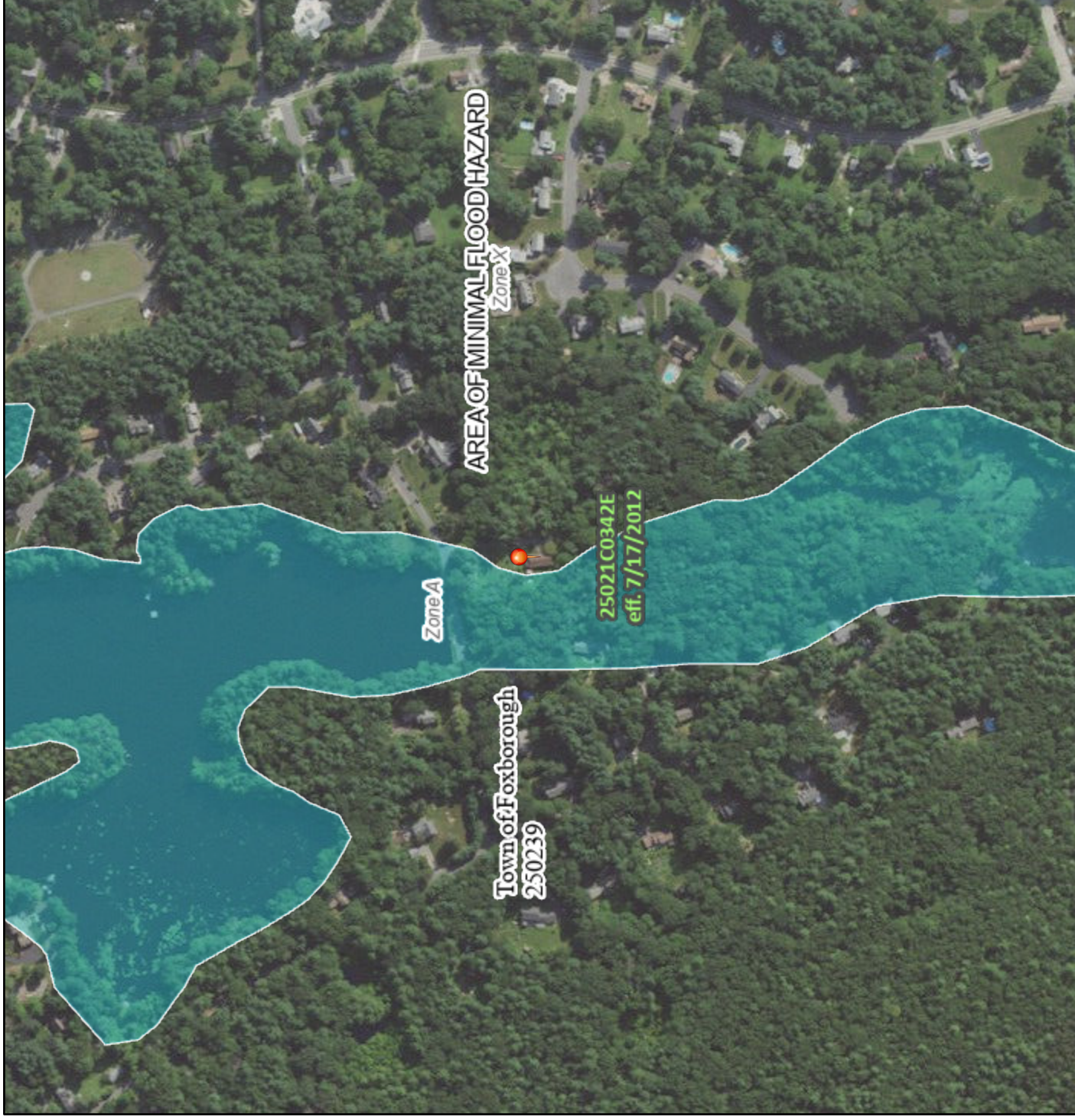


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/9/2023 at 11:40 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



71°15'13"W 42°33'5"N

1:6,000

2,000

1,500

1,000

500

0

Basemap Imagery Source: USGS National Map 2023